

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S Cord Street, 180' E of the	
c/l of Compass Road	* DEPUTY ZONING COMMISSIONER
(907 Cord Street)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 95-267-A
Evelyn B. Ayers	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 907 Cord Street, located in the vicinity of Middle River in Victory Villa. The Petition was filed by the owner of the property, Evelyn B. Ayers. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.){1956 - R6} to permit a rear yard setback of 25 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

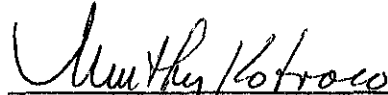
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of March, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.){1956 - R6} to permit a rear yard setback of 25 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/1/95
By bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 1, 1995

Ms. Evelyn B. Ayers
907 Cord Street
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Cord Street, 180' E of the c/l of Compass Road
(907 Cord Street)
15th Election District - 5th Councilmanic District
Evelyn B. Ayers - Petitioner
Case No. 95-267-A

Dear Ms. Ayers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Harold Dorsey
3707-A North Point Road, Baltimore, Md. 21222

People's Counsel

✓ File



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 907 Cord St
address
Balto MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

CHANGE REAR YARD SET BACK TO 25'
FOR A 5 30"
NEED TO ADD 14' BED RM SO DAUGHTER
A CHILD HAS ROOM TO LIVE WITH
MOTHER, WHO IS ON FIXED INCOME.
A 9' addition just isn't Big Enough.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of January, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harold W. Dorsey

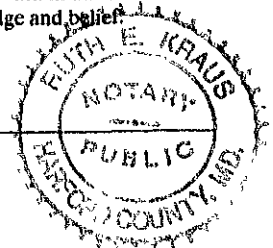
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 5, 1995
date

Ruth E. Kraus
NOTARY PUBLIC

My Commission Expires: 8/3/98



MICROFILMED



Petition for Administrative Variance

75-267-A
to the Zoning Commissioner of Baltimore County

for the property located at 907 Cord St Balto. Md. 21220
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (1956 - R6)

To permit a rear yard setback of 25 feet (for an addition) in lieu of the minimum required setback of 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See back sheet

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

EVELYN B. AYERS
(Type or Print Name)

Evelyn B. Ayers
Signature

(Type or Print Name)

Signature

907 Cord St. 682-4026
Address Phone No.

Baltimore, Md. 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

Harold Dorsky T/A Dorsky Builders
Name
3702A North Mt Rd Balto Md 21227
Address Phone No.

410-880368

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 1-30-95

ESTIMATED POSTING DATE: 2-12-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 264

ZONING DESCRIPTION FOR 907 CORD STREET

Beginning at a point on the North side of Cord Street which is Fifty Feet (50') wide, at the distance of One Hundred Eighty Feet (180') East of the centerline of Compass Road which is Fifty Feet (50') wide. Being Lot number 239, Section 2, Plat 'E' in the subdivision of " Victory Villa" as recorded in Baltimore County Plat Book #22, Folio #113, containing 5000 square feet. Also known as 907 Cord Street and located in the 15th Election District, 5th Councilmanic District.

204

GDM/1/20/95

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-267-A

District 15th

Date of Posting 7/12/95

Posted for: Variance

Petitioner: Felyst B. Ayers

Location of property: 909 Cord St. N/S

Location of Signs: Facing road way, on property being zoned

Remarks:

Posted by

Matthew
Signature

Date of return:

7/17/95

Number of Signs:

1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-267-A

Account: R-001-6150

Number # 264

Taken by: JRF

1-30-95

AYERS -- 907 CORD ST.

010 Variance --- \$50.00

080 Sign --- \$35.00

\$85.00

PAID TO ORDER

03A0390164M1CHRC
BA 0010138AM01-30-95

185.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



95-267-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 264

Petitioner: EVELYN B AYERS

Location: 907 COAD ST BALTO, MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DORSKY BUILDERS

ADDRESS: 3707A NORTH PT RD. BALTO MD. 21227

PHONE NUMBER: 410 388 0368

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-267-A (Item 264)
907 Cord Street
N/S Cord Street, 180' from c/l Compass Road
15th Election District - 5th Councilmanic
Legal Owner(s): Evelyn B. Ayers

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 12, 1995. The closing date (February 27, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Evelyn B. Ayers
Harold Dorsey



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 17, 1995

Ms. Evelyn B. Ayers
907 Cord Street
Baltimore, Maryland 21220

RE: Item No.: 264
Case No.: 95-267-A
Petitioner: Evelyn B. Ayers

Dear Ms. Ayers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

O James Lighthizer
Secretary
Hal Kassoff
Administrator

2-10-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 264 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 9, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 261, 264, 269, and 273

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: FEB. 13, 1995

DATE: FEB. 14, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

264

267

268

271

272

273

N. Bruce Seely
2-14-95

LS:sp

LETTY2/DEPRM/TXTSBP

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 907 CORD STREET

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: VICTORY VILLA

[plat book # 22, folio # 113, lot # 239, section # 2 E]

95-267-A

OWNER: EVELYN B. AYERS

DOROTHY HOLLAND
1508 651760

LOT 218

EXIST. DWELL
No. 36 COMPASS

GARAGE
24x18

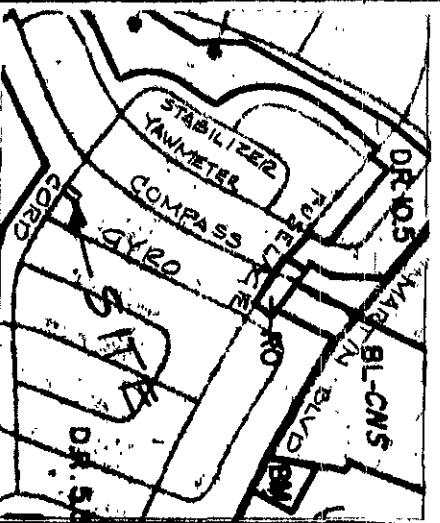
LOT 242

EXIST. DWELL
No. 36 GYRO
37x29

PROPOSED ADDN
BEST SLAB ON GRADE

10x16
SHED

Vicinity Map
scale 1"=1000'



LINDA A. LEONARD
1516 350230

EXIST. DWELL

WILLIAM J. GRAY
1508 651415

DWELLING

COVERED PORCH

OPEN PORCH
17x4

LOT 238

LOT 239

LOT 240



North

date: 1-19-95

prepared by: A. J. MacCalland

Scale of Drawing: 1"= 30'

CORD ST. 50' R/W 38' PAVING
PUBLIC UTILITIES EXIST IN CORD ST.

Plat 51

LOCATION INFORMATION

Election District: 1B

Councilmanic District: 5

1"=200' scale map#: NE 4-H

Zoning: DR 5-5

Lot size: .115 acreage 5000 square feet

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SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

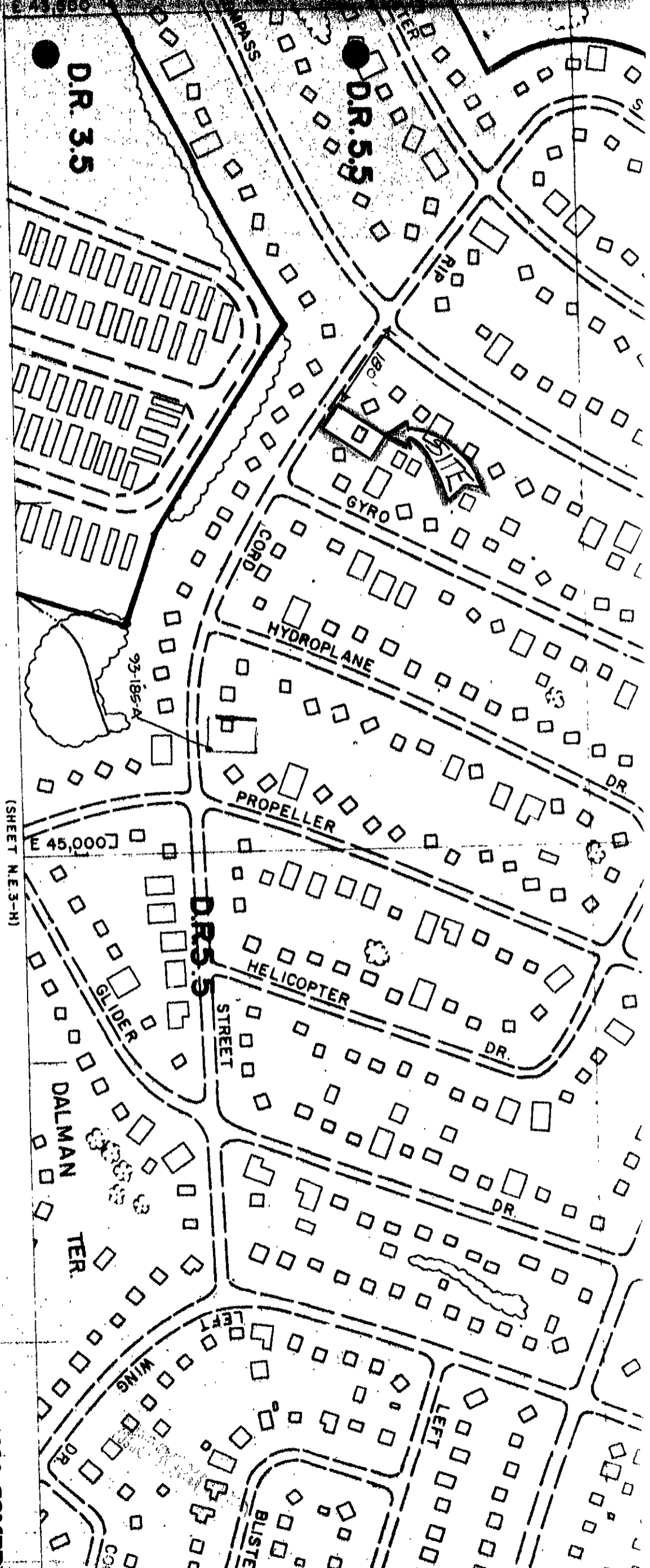
Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

88 *264*



D.R. 3.5

D.R. 5.5

D.R. 5

(SHEET NE-3-H)

LOCATION MIDDLE RIVER

NE 4 H

ADMINISTRATIVE

VARIANCE

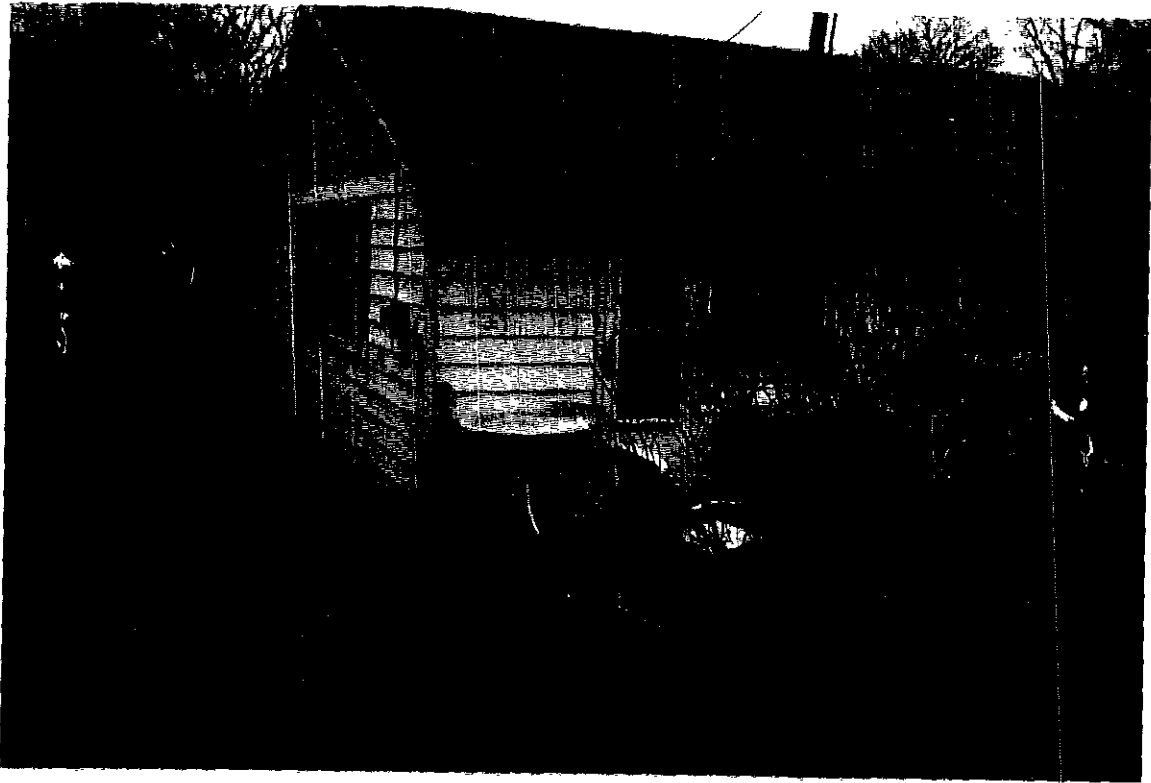
907 CORD ST

#264

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPRA
Adopted by the
Council

95-267-A



LEFT REAR of PROPERTY FOR PROPOSED ADDITION



REAR PROPERTY LINE of YARD FOR ADDITION

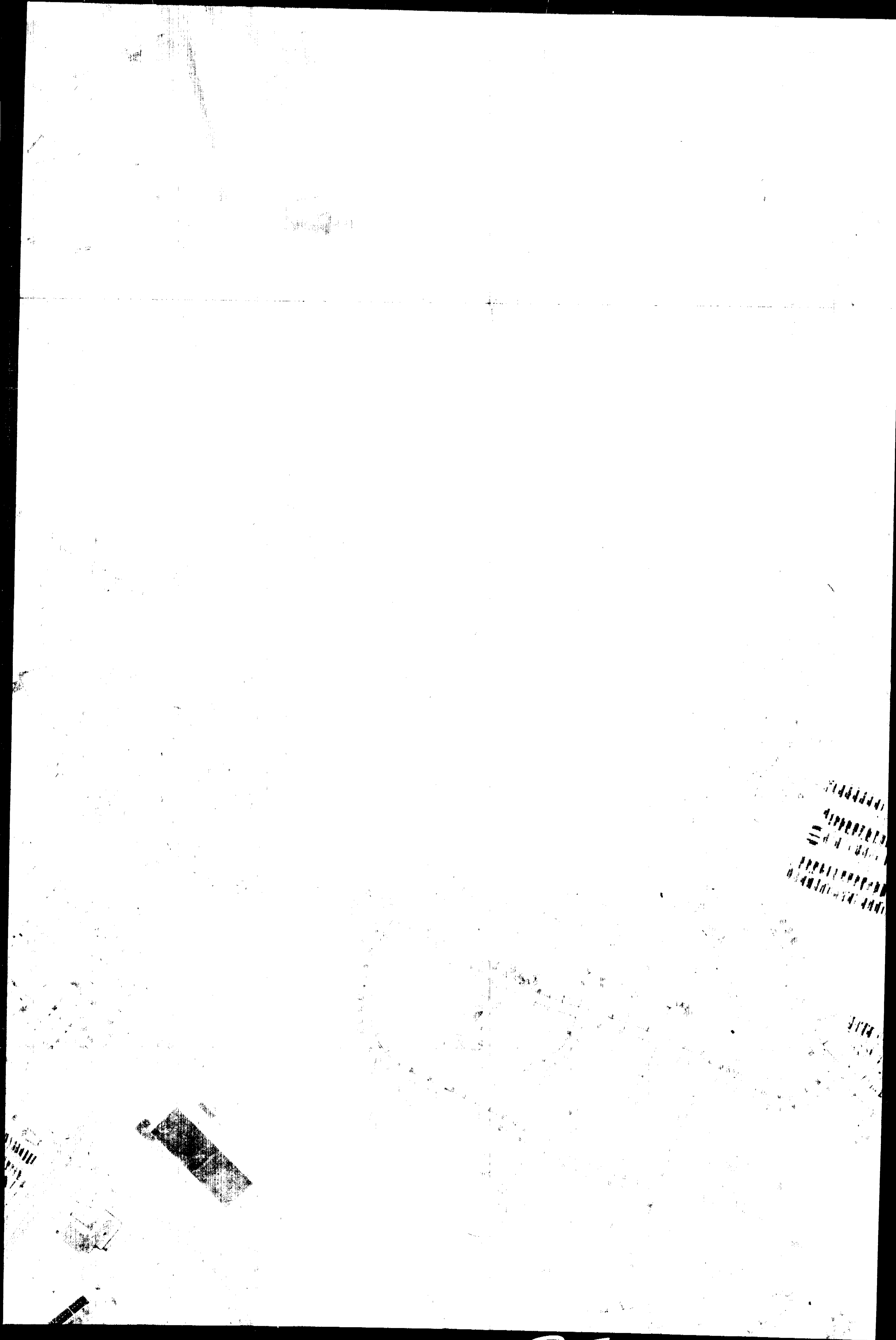
REAR PROPERTY LINE of YARD FOR ADDITION



Right REAR VIEW of site For Addition



Front of Property



SCALE
1" = 200' ±

LOCATION
MICROFILMED
MIDDLE RIVER

SHEET
N.E.
4-H

DATE
OF
PHOTOGRAPHY
JANUARY
1966

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

264
1

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-267-A

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Cord Street, 180' E of the
c/l of Compass Road
(907 Cord Street)
15th Election District
5th Councilmanic District
Evelyn B. Ayers
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-267-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 907 Cord Street, located in the vicinity of Middle River in Victory Villa. The Petition was filed by the owner of the property, Evelyn B. Ayers. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(1956 - 86) to permit a rear yard setback of 25 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of March, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(1956 - 86) to permit a rear yard setback of 25 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:hjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 1, 1995

(410) 887-4386

Ms. Evelyn B. Ayers
907 Cord Street
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Cord Street, 180' E of the c/l of Compass Road
(907 Cord Street)
15th Election District - 5th Councilmanic District
Evelyn B. Ayers - Petitioner
Case No. 95-267-A

Dear Ms. Ayers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:hjs

cc: Mr. Harold Dorsey
3707-A North Point Road, Baltimore, Md. 21222

People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 907 Cord St. Balto MD 21220
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B (1956 - 86) to permit a rear yard setback of 25 feet (for an addition) in lieu of the minimum required setback of 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See back sheet

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and use to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Evelyn B. Ayers

Evelyn B. Ayers

(Type or Print Name)

Address

City State Zip Code

Signature

907 Cord St. 682-4026

Baltimore, Md. 21220

Name, Address and phone number of representative to be contacted

Harold Dorsey 3707-A North Point Rd. Baltimore, Md. 21222

Address Phone No. City State Zip Code

410-388-0368

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Date of Public Hearing

By *SP*

REVIEWED BY *SP* DATE *1-30-95*

ESTIMATED POSTING DATE *2-12-95*

ITEM # *264*

ORDER RECEIVED FOR FILING

Date *3/1/95*

By *SP*

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 907 Cord St

Balto Md 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Change Rear Yard Set Back To 25'

Leaving 25' 30"

Need To add 14' Back to Sa Daughter

a child has been to live with

mother, who is on fixed income.

A 9' addition just isn't Big Enough.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Harold W. Dorsey

(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of JANUARY, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harold W. Dorsey

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Pat C. Kraus

JANUARY 5, 1995

My Commission Expires: 8/3/98



ZONING DESCRIPTION FOR 907 CORD STREET

Beginning at a point on the North side of Cord Street which is Fifty Feet (50') wide, at the distance of One Hundred Eighty Feet (180') East of the centerline of Compass Road which is Fifty Feet (50') wide. Being Lot number 239, Section 2, Plat 'E' in the subdivision of "Victory Villa" as recorded in Baltimore County Plat Book #22, Folio #113, containing 5000 square feet. Also known as 907 Cord Street and located in the 15th Election District, 5th Councilmanic District.

GDM/1/20/95

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 2/13/95

Posted for: Variance

Petitioner: Evelyn B. Ayers

Location of property: 907 Cord St. Balto Md

Location of Signs: Balto. Cord St. on property being posted

Remarks:

Posted by: *Timothy M. Kotroco* Date of return: 2/14/95

Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-267-A

Account: 0-001-0100

Number: # 264

Taken by: JRP

Date: 1-30-95

AYERS .. 907 CORD ST.

010 Variance ... \$50.00

080 Sign ... \$35.00

\$85.00

ENCLOSURE
BALTIMORE COUNTY
311 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204-2818
Phone: 410-388-0368 Fax: 410-388-0369

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 264

Petitioner: Evelyn B. Ayers

Location: 907 Cord St. Balto MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dorsey Publishing

ADDRESS: 3707-A North Point Rd. Balto MD 21222

PHONE NUMBER: 410-388-0368

AJ:ggg

(Revised 04/29/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-267-A (Item 264)
907 Cord Street
N/S Cord Street, 180' from o/l Compass Road
15th Election District - 5th Councilmanic
Legal Owner(s): Evelyn B. Ayers

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

- 1) Your property will be posted on or before February 12, 1995. The closing date (February 27, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the recording and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Evelyn B. Ayers
Harold Dorsey

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 17, 1995

Ms. Evelyn B. Ayers
907 Cord Street
Baltimore, Maryland 21220

RE: Item No.: 264
Case No.: 95-267-A
Petitioner: Evelyn B. Ayers

Dear Ms. Ayers:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

O James L. Ginter, Jr.
February
Ma Kassisoff
February

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 95-267-A

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is

My and my spouse for hearing or speech

1-800-438-6346 or 1-800-438-6347

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 9, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 95-264, 265, and 273

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Wang in the Office of Planning at 987-3490.

Prepared by: *Jeffrey M. Wang*

Division Chief: *George L. Kiser*

PK:CL

ITEMS: PHONE TEXTING

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: FEB. 13, 1995

DATE: FEB. 14, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 264
267
268
271
272
273

N. Bruce Seelby
2-14-95

LS:sp

LETTY2/DEPRM/TXTSBP

95-267-A



264
1

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26151

SCALE	LOCATION	SHEET
1" = 200'		
DATE OF PHOTOGRAPHY	MIDDLE RIVER	N.E. 4-H
3/19/54		